

TOWN OF WINDSOR AGENDA REPORT

Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date: June 3, 2026

To: Mayor and Town Council
From: Nick Walker, Administrative Services Director
Subject: FY 2026-27 Engineer's Report – Windsor 1982 Act Benefit Assessment District (82-AAD)

Recommendation to Council:

Adopt a resolution approving the Engineer's Report, confirming the assessment diagrams and assessment amounts, and authorizing the levy and collection of assessments for the FY 2026-27 Windsor 1982 Act Benefit Assessment District (82-AAD).

Strategic Plan Element:

The recommended action supports the goal of Fiscal Health. Goal Statement: Ensure the economic health and long-term financial viability of the Town.

Background:

The 82-AAD provides assessment funding for the operation and maintenance of storm water and flood control facilities in various developments within the Town boundary.

The annual assessment proceedings for 82-AAD require a series of three Council actions in years when changes (annexations) are made to the District. The first action, completed by resolution on February 18, 2026, appointed DCCM Infrastructure, Inc. as the Engineer of Work, directed the preparation and filing of the Annual Engineer's Report, and described the potential changes to 82-AAD for FY 2026-27. The second action, completed by resolution on April 15, 2026, indicated the Council's intention to levy and collect annual assessments for FY 2026-27, preliminarily approved the Annual Engineer's Report, and set the date for public hearing as June 3, 2026.

The third action, proposed this evening, is the adoption of a resolution approving the Engineer's Report (Attachment 2) and authorizing the levy and collection of assessments in accordance with the Engineer's Report.

Discussion:

This district currently consists of fifteen zones. No new developments are proposed for annexation into new zones this year. The 2025 CPI inflation rate of +3.0% will be applied to the maximum annual assessment amounts in all existing zones.

The Engineer's Report proposes adjustments to the FY 2026-27 annual assessments for existing Zones 101, 103, 104, 108, 109, 110, 113, 115, 116, 117, 119, 122, 123, 124, 125, 127, 128, and 129 to meet budget needs. Annual assessments for each zone will be at or below the maximum allowed assessment for each zone.

The total proposed 82-AAD budget for FY 2026-27 is \$168,974.64. The funding is as shown in Table 1.

There are no General Funds required for 82-AAD.

Table 1	
FY 2026-27 Budget by Funding Source	
Assessment Revenues	\$167,830.18
Assessment District Revenues	\$1,144.46
General Fund Contributions	\$0.00
Total	\$168,974.64

Publicly owned properties will not be assessed as these properties receive no special benefit from this District.

Tonight's public hearing is the third and final Town Council action for these proceedings. Town Council may authorize the levy and collection of the annual assessments for 82-AAD, as presented, or decrease them, but cannot increase them greater than the amounts set on April 15, 2026.

A copy of the Annual Engineer's Report is also available for public viewing at the Office of the Town Clerk.

Fiscal Impact:

There are no General Fund contributions required for 82-AAD.

Environmental Review:

This action does not constitute a "project" within the meaning of California Environmental Quality Act (CEQA) Guidelines Section 15378 and requires no environmental review.

Attachment(s):

1. [2026-27 Resolution - 82AAD](#)
2. [2026-27 82AAD Engineer's Report](#)
[12.1, 12.2, 12.3 PowerPoint \(Distributed 2026.06.01\)](#)
[12.1, 12.2, 12.3 PowerPoint Revised \(Distributed 2026.06.03\)](#)

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Approved by:

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